



Post Office Cottage, Castle Street, Whittington  
Oswestry, Shropshire. SY11 4DF

**Bowen Son  
and Watson**

*with* **Kent Jones**



Post Office Cottage, Castle Street,  
Whittington, Oswestry, Shropshire  
SY11 4DF

Offers In Excess of £250,000

A most deceptive and surprisingly spacious two bedroom semi detached bungalow situated centrally within the popular village of Whittington.

Post Office Cottage combines stunning original features in the Living Room with a modern high specification Kitchen/Diner and large rear gardens which retain their privacy and include a timber framed garden room.

The two bedrooms are generously sized and internal inspection is essential in order to fully appreciate this rare addition to the sales market.

### General Remarks

Bowen Son and Watson with Kent Jones are delighted with instructions to offer Post Office Cottage in Whittington for sale by private treaty. The gardens of this property are most generously sized and a notable feature which have been much improved by the current owner. Internally, there is gas fired central heating and the majority of the windows are newly double glazed.

### Location

The property is in the centre of the village of Whittington. This popular village contains a host of historic features including the renowned Castle. Amenities include an excellent Primary School, Village Shop/Post Office, Church, and 2 Public Houses.

The nearby towns of Oswestry and Ellesmere provide a wider range of shops and facilities whilst easy access onto the A5/A483 and A495 provides direct links to the larger towns of Shrewsbury, Wrexham and the City of Chester.

The nearby train station at Gobowen offers services to Birmingham and Chester.

### Accommodation

A part glazed door at the front of the property leads into:

### Living Room

13' 0" x 12' 7" (3.96m x 3.84m)

Exposed original beams, double height ceiling, built in original bookcase, storage cupboard, wood flooring, TV point and opening into:

### Kitchen/Diner

16' 6" x 10' 2" (5.03m x 3.11m)

Modern newly fitted Kitchen comprising a range of matching base/eye level wall units with worktops over and inset 1.5 bowl ceramic sink/drain. Integrated double ovens, 5 ring induction hob with extractor hood over, integrated fridge, freezer and dishwasher. Cupboard housing 'Worcester' gas fired boiler, part tiled walls, telephone point, radiator and door to utility area with built in storage and space for fridge freezer.



### Inner Hall

With doors to Bathroom, Bedroom Two and opening into:

### Sitting/Garden Room

19' 4" x 8' 2" widening to 14' 1" (5.89m x 2.48m widening to 4.30m)

Wood effect flooring, radiator, glazed doors to gardens and internal door to:

### Bedroom One

12' 8" x 11' 6" (3.87m x 3.50m)

Tiled floor, radiator and part glazed door to rear gardens. Original brick and new double glazed windows.

### Bedroom Two

16' 9" x 5' 8" (5.10m x 1.73m)

With room for a double bed and desk. Radiator.

### Bathroom

9' 2" x 5' 6" (2.80m x 1.67m)

Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush w.c. Part tiled walls and heated towel rail.



### Outside

The property includes large gardens to the rear with pedestrian access paths leading along either side to the front roadway. The gardens themselves have been much improved and landscaped to provide raised flowering/vegetable beds, artificial lawns, paved patios and steps to a newly built timber framed garden room with tiled floor (3.91m x 2.07m).

### EPC Rating

EPC Rating - Band 'D' (58).

### Council Tax Band

Council Tax Band - 'A'.

### Local Authority

Shropshire County Council.

### Directions

From Oswestry town centre take the B4580 to the roundabout with the A5. Take the second exit onto the A495 and continue into the village of Whittington.



Proceed over the railway crossing and continue on Station Road until you reach the main junction. Turn left and then left again and the property will be found on the right opposite the village green.







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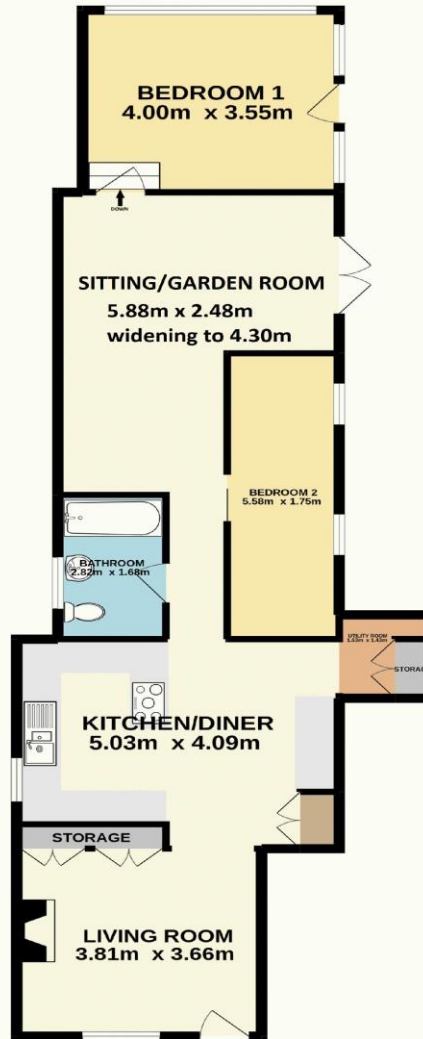
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GROUND FLOOR

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